

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, March 19, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-04-17** Application of **Adrian Marsh** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 4 feet, for construction of an addition to an existing, single-family, detached house. Property is located at **911 CREW STREET, S.W.**, and fronts 40 feet on the west side of Crew Street, beginning 140 feet from the southwest corner of Crew Street and Atlanta Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: Adrian Marsh
Council District 2, NPU-V
- V-04-18** Application of **Ray Connolly & Virginia Messina** for a variance from the zoning regulations to reduce the front yard setbacks from the required 35 feet to 20 feet for enclosure of an existing front porch. Property is located at **1130 ROSEDALE DRIVE, N.E.**, and fronts 50 feet on the north side of Rosedale Drive, beginning 357 feet from the northwest corner of Rosedale Drive and Virginia Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owners: Ray Connolly & Virginia Messina
Council District 6, NPU-F
- V-04-19** Appeal of **Michael Greenbaum & Northside Corporation** of a decision of an administrative officer (i.e., a staff person) of the Bureau of Buildings to deny a building permit for expansion of a package store. Property is located at **2161 PIEDMONT ROAD, N.E.**, and fronts 150 feet on the east side of Piedmont Road, beginning 539 feet from the northeast corner of Piedmont Road and the northern right of way of Interstate 85. Zoned I-1 (Light Industrial) District. Land Lot 49 of the 17th District, Fulton County, Georgia.
Owner: Estate of Irwin & Michael Greenbaum
Council District 6, NPU-F
- V-04-20** Application of **Greg James** for variances from the zoning regulations to 1) reduce the east side yard setbacks from the required 7 feet to 3 feet, and 2) reduce the west side yard setback from the required 7 feet to 1.7 feet for construction of a detached garage and a room addition to a single-family, detached house. Property is located at **766 DREWRY STREET, N.E.**, and fronts 50 feet on the north side of Drewry Street, beginning 405 feet from the northeast corner of Drewry Street and Ponce de Leon Place. Zoned R-4 (Single-Family Residential) District. Land Lot 17 of the 14th District, Fulton County, Georgia.
Owner: Mike Bell
Council District 6, NPU-F

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- V-04-21** Application of **Caroline H. Knight** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 25 feet to 16.5 feet to enclose an existing screened porch and carport, and to construct a new front porch. Property is located at **330 VALLEY GREEN DRIVE, N.E.**, and fronts 100 feet on the south side of Valley Green Drive, beginning at the southwest corner of Valley Green Drive and Tree Haven Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 65 of the 17th District, Fulton County, Georgia.
Owner: Keith and Caroline H. Knight
Council District 7, NPU-B
- V-04-22** Application of **Elisabeth Munsey** for a variance from the zoning regulations to reduce the front yard setbacks from the required 30 feet to 17 feet, for a front porch addition. Property is located at **1219 STATE STREET, N.W.**, and fronts 50 feet on the east side of Mecaslin Street, beginning 150 feet from the southeast corner of Mecaslin Street and State Street. Zoned R-5 (Two-Family Residential) District. Land Lot 148 of the 17th District, Fulton County, Georgia.
Owner: Elisabeth Munsey
Council District 2, NPU-E
- V-04-23** Application of **Catherine & Michael Robinson** for a variance from the zoning regulations to reduce the side yard setback from the required 7 feet to 5 feet, for an addition to a single-family, detached house. Property is located at **1589 MCLENDON AVENUE, N.E.**, and fronts 50 feet on the south side of McClendon Avenue, beginning 50 feet from the southeast corner of McClendon Avenue and Shephard Place. Zoned R-4 (Single-Family Residential) District. Land Lot 210 of the 15th District, Fulton County, Georgia.
Owners: Catherine & Michael Robinson.
Council District 6, NPU-N
- V-04-25** Application of **Jeffrey Herr** for a special exception from the zoning regulations for construction of a 6-foot high wall (a.k.a. "privacy fence") in the half-depth front yard setback where up to a 4-foot high fence is allowed. Property is located at **924 STALLINGS AVENUE, S.E.**, and fronts 50 feet on the southeast side of Stallings Avenue, beginning at the corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15th District, Fulton County, Georgia.
Owner: Jeffrey Herr
Council District 5, NPU-W

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- V-04-26** Application of **George Heery** for a variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet, 6 inches, and 2) reduce the north side yard setback from the required 7 feet to 3 feet, 6 inches, for construction of a new single-family, detached house. Property is located at **2908 GRANDVIEW AVENUE, N.E.**, and fronts 50 feet on the west side of Grandview Avenue, beginning 295 feet from the southwest corner of Grandview Avenue and Peachtree Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 60 of the 17th District, Fulton County, Georgia.
Owner: C. Austin Stephens
Council District 7, NPU-B
- V-04-27** Application of **Robert Irick** for variances from the zoning regulations to 1) increase the lot coverage from the maximum allowed of 50%, for expansion of a driveway and construction of a detached garage, and 2) increase the floor area of the detached garage to more than 30% of that of the main structure. Property is located at **97 HUNTINGTON ROAD, N.E.**, and fronts 40 feet on the south side of Huntington Road, beginning 1,070 feet from the southeast corner of Huntington Road and Peachtree Street. Zoned R-4/CD (Single-Family Residential/Brookwood Hills Conservation) District. Land Lot 109 of the 17th District, Fulton County, Georgia.
Owner: Robert Irick
Council District 7, NPU-E

DEFERRED CASES

- V-03-219** Application of **Christel Giles** for a variance from the zoning regulations to share a driveway, whereas an independent driveway from a public street would otherwise be required. Property is located at **1069 and 1063 METROPOLITAN PARKWAY, S.W.**, and fronts 100 feet on the west side of Metropolitan Parkway, beginning at the southwest corner of Metropolitan Parkway and Catherine Street. Zoned R-5 (Two-Family Residential) District. Land Lot 106 of the 14th District, Fulton County, Georgia.
Owner: First Atlanta Homes, LLC
Council District 4, NPU-V
- V-03-374** Application of **Columbia Residential** for variances from the zoning regulations to 1) reduce the front yard setback on Sanford Drive from the required 40 feet to 0 feet, 2) reduce the front yard setback on the access easement side from the required 40 feet to 0 feet, 3) reduce the half-depth front yard on Stanfield Avenue from the required 20 feet to 0 feet, and 4) reduce the half-depth front yard on Drew Drive from the required 20 feet to 0 feet. The variances are sought to allow for construction of a multifamily, residential development. Property is located at **1920 PERRY BOULEVARD**, and fronts 315 feet on the southeast side of Sanford Avenue, beginning 315 feet from the southeast corner of Sanford Avenue and Perry Boulevard. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 227 of the 17th District, Fulton County, Georgia.
Owner: Housing Authority of The City of Atlanta
Council District 9, NPU-G

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- V-03-383** Application of **Clifford B. White** for a variance from the zoning regulations to reduce the south side yard setback from the required 13 feet to 7 feet, to allow for the construction of a “duplex” (i.e., a two-family residence). Property is located at **1074 Metropolitan Parkway, S.W.**, and fronts 50 feet on the east side of Metropolitan Parkway, beginning at the southeast corner of Metropolitan Parkway and Fletcher Street. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Clifford B. White
Council District 12, NPU-V
- V-03-345** Application of **Mekonen Abebe** for variances from the zoning regulations to 1) reduce the transitional rear yard from 20 ft. to 5ft and 5) reduce the transitional side yard from 20 feet to 15 feet, for construction of a convenience store. Property is located at **1677 BANKHEAD HIGHWAY, N.W.**, and fronts 164 feet on the north side of Bankhead Highway, beginning at the northwest corner of Bankhead Highway and Florence Place. Zoned C-1 (Community Business) District. Land Lot 145 of the 14th District, Fulton County, Georgia.
Owner: Mekonnen Abebe
Council District 9, NPU-J
- V-03-302** Application of **Michael Capretta** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 1 foot, 2) reduce the rear yard setback from the required 7 feet to 3 feet, and 3) to increase the maximum allowed lot coverage of 50% to 58.6% (existing lot coverage is 57%), to allow for the construction of an accessory building. Property is located at **316 CLIFTON ROAD, N.E.**, and fronts 39 feet on the west side of Clifton Road, beginning 252 feet from the northwest corner of Clifton Road and Dekalb Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 210 of the 15th District, DeKalb County, Georgia.
Owner: Michael Capretta
Council District 5, NPU-N